



SAUGATUCK
COMMERCIAL
REAL ESTATE LLC

LICENSED IN CT, NY, MA, RI, NH, FL

RETAIL
HAMDEN, CT

2369 DIXWELL AVENUE



EXCELLENT
VISIBILITY &
ACCESSIBILITY

6,950 SF
SINGLE TENANT
RETAIL SPACE



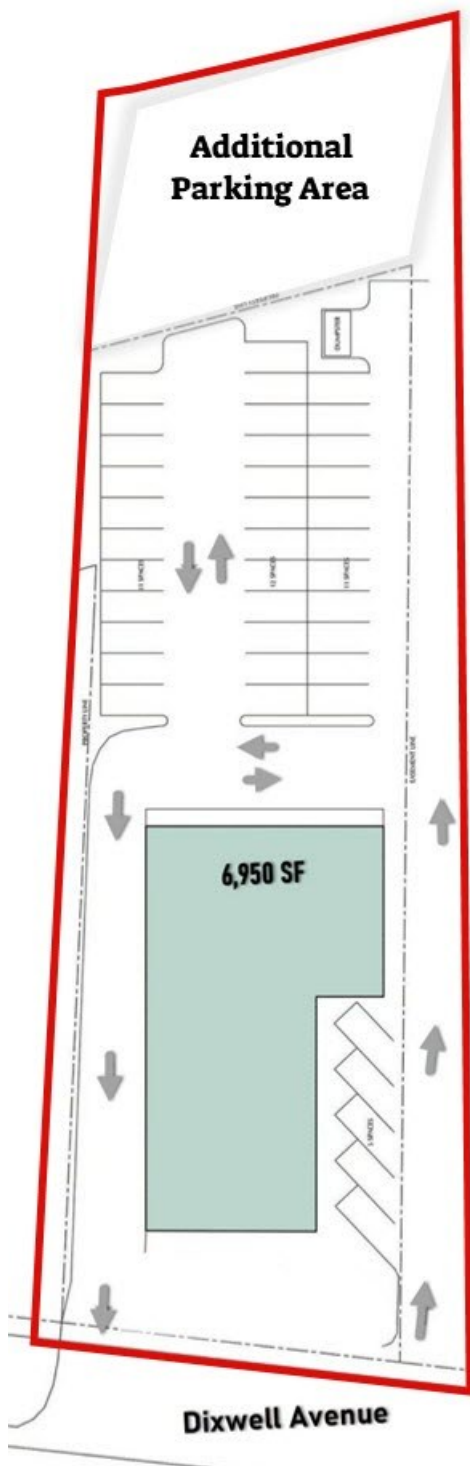
- Convenient location near the intersection of Dixwell Avenue and Skiff Street.
- Around the corner from new Trader Joe's and across from Aldi and Kohl's.
- Join area retailers: Walmart, Old Navy, Stop & Shop, Shop Rite, TJ Maxx and Burlington.
- Excellent visibility and accessibility on strong retail corridor, north of Exit 60 Merritt Parkway.
- Large display windows and pylon sign; building signage also available for greater visibility.
- Generous parking area with easy access and egress; 14 foot overhead door.

Demographics	1 Mile	3 Mile	5 Mile
Population	11,682	63,608	202,724
Average HHI	\$119,197	\$121,980	\$109,794
Total Retail Expenditures	\$285.41	\$1.43 B	\$2.96 B

EXCLUSIVE LEASING AGENT
Penny Wickey 203.222.4194
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Charlie Manuel 203.222.4193
cmanuel@saugatuckcommercial.com

The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



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Restaurants & Eateries

- 1 Ugly Dumpling
- 2 Wood-n-Tap - Hamden
- 3 Panera Bread
- 4 Teriyaki Madness
- 5 Genki Japanese Cuisine
- 6 Ibiza Restaurant Hamden
- 7 Acropolis Diner
- 8 Wayback Burgers
- 9 Jersey Mike's Subs
- 10 IHOP
- 11 Popeyes Louisiana Kitchen
- 12 Chipotle Mexican Grill
- 13 Starbucks

Grocery Stores

- 1 Stop & Shop
- 2 Trader Joe's (coming soon)
- 3 ShopRite of Hamden
- 4 ALDI
- 5 Price Rite Marketplace of Hamden

Shopping

- 1 Old Navy
- 2 T.J. Maxx
- 3 Marshalls
- 4 Burlington
- 5 Walmart
- 6 The Home Depot
- 7 Petco
- 8 Kohl's
- 9 Staples

Other

- 1-1 The Edge Fitness Clubs
- 1-2 Hamden High School

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